



State of Wisconsin
Department of Commerce
DIVISION OF Community Development

HOMEOWNER REHABILITATION AND ACCESSIBILITY (HRA) PROGRAM FOR LOW-INCOME HOME OWNERS

BACKGROUND

The Division of Community Development (DCD) has identified the conservation of quality housing and housing accessibility as top priorities for allocating federal and state housing resources. A program was established to provide essential home rehabilitation, accessibility, and other necessary improvements for dwelling units occupied by low-income homeowners.

The source of funds is the U.S. Department of Housing and Urban Development (HUD) Home Investment Partnerships Program (HOME). The statewide network of Low-Income Weatherization Providers (including some Independent Living Centers) administers this activity because of their broad geographic coverage and their long successful history of providing energy improvements to residential units.

ELIGIBLE IMPROVEMENTS AND COSTS

The program is designed to provide funds for making essential improvements to homes. HUD Housing Quality Standards will be met upon completion of the rehabilitation and improvement work, including correction of all structural problems and safety hazards.

Eligible costs covered by the program include energy-related improvements, lead-based paint hazards, accessibility improvements, and general property improvements of a non-luxury nature.

Examples of eligible costs for accessibility improvements to a home under this program include a ramp, mechanical lift, doorway widening, or bathroom layout or fixture changes. Only permanent modifications to the home are eligible for funding.

ELIGIBILITY REQUIREMENTS

To be eligible for this program, household incomes must be at or below 80% of the County Median Income (CMI, adjusted for family size). The property must be the primary residence of the owner.

Owner occupied manufactured housing that is considered real property may be eligible. The appraised value of the HOME-assisted property, after rehab, must meet certain requirements.

HRA grants are available to eligible homeowners in 66 counties served by Low-Income Weatherization Providers or Independent Living Centers funded through the Division of Community Development. Some communities receive funds directly from HUD for the HOME program; Native American Tribal Authorities and the following entitlement areas: Cities of Eau Claire, Green Bay, Kenosha, La Crosse, Madison, Milwaukee and Racine; Milwaukee County, Dane County, Rock County, and the Waukesha/Jefferson/Ozaukee Counties Consortium. People residing in these areas should contact these communities directly.

FUNDING

Fiscal year 2001 HOME Rehabilitation funds in the amount of \$4.1 million were allocated among the providers. The **minimum** level of HOME funds used for rehab is \$1,000 per unit. The **maximum** amount of funds is limited to \$18,000 per unit unless accessibility or lead hazard work is performed. Each agency is responsible for selecting how their funds may be used. Funds may be in the form of non-interest-bearing loans, interest-bearing loans, deferred-payment loans, grants, or other forms of assistance.

More information on these services may be obtained by contacting the participating agency listed below.

SERVICE PROVIDERS

ADVOCAP, Inc
Fond du Lac (920) 922-7760

Ashland County Housing Authority
Mellen (715) 274-8311

CAP Services, Inc.
Stevens Point (715) 343-7500

Central Wisconsin CAA
Lake Delton (608) 266-6739

Community Action, Inc. of Rock/Walworth
Janesville (608) 755-2463

Couleecap, Inc.
Westby (608) 634-3104

Hartford Community Development Authority
Hartford (262) 673-8215

Indianhead CAA
Ladysmith (715) 532-5594

Options for Independent Living
Green Bay (920) 490-0500

NEWCAP, Inc.
Oconto (920) 834-4621

North Central CAP, Inc.
Wisconsin Rapids (715) 424-2581

Southwest Wisconsin CAP
Dodgeville (608) 935-2326

Outagamie County Housing Authority
Appleton (920) 731-7566

Partners for Community Development
Sheboygan (920) 459-2780

Project Home
Madison (608) 246-3733

Racine/Kenosha CAA
Racine (262-552-7249

Society's Assets
Racine (262) 637-9128

City of Superior
Superior (715) 395-7278

West Central Wisconsin CAA
Glenwood City (715) 265-4271

Western Dairyland EOC
Independence (715) 985-2391

Women's Employment Project
Sturgeon Bay (920) 743-7273

For program information, contact:
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